

22 June 2026

Ben Gracewood

Email: fyi-request-34777-f34d9cf8@requests.fyi.org.nz

Dear Ben

REQUEST FOR INFORMATION UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987 (LGOIMA) – APPROVED DEVELOPMENTS AND NEW CONNECTIONS IN TE ATATU PENINSULA

Your request

On 25 May 2026, we received your request for information. In particular, your request was as follows:

Dear Watercare Services Limited,

For some time, Watercare have noted that Te Atatu Peninsula is an area with "limited capacity" (<https://www.watercare.co.nz/builders-and-developers/consultation/network-capacity-in-auckland>), at times being labelled a "red zone" for wastewater

([https://urldefense.com/v3/__https://www.oneroof.co.nz/news/watercare-blindsides-auckland-developers-people-will-go-under-](https://urldefense.com/v3/__https://www.oneroof.co.nz/news/watercare-blindsides-auckland-developers-people-will-go-under-46798__!!JcuPmubLuqHOewrctw!C1ekemhVxz745IUo_ol76saG5dZJIAV8rn1ZF9evR2ZWkC3naL_acRjEyRVI84aYBL6usgilg3rvQI0MUOCu8sd0VEzUSNunCR7P6IA5QJpG$)

46798__!!JcuPmubLuqHOewrctw!C1ekemhVxz745IUo_ol76saG5dZJIAV8rn1ZF9evR2ZWkC3naL_acRjEyRVI84aYBL6usgilg3rvQI0MUOCu8sd0VEzUSNunCR7P6IA5QJpG\$).

We have noted ongoing resource and building consents granted during this period, including consents for 13 new units on Dawnhaven Drive.

Please provide the following information:

- 1. Timeline from when development constraints (if any) were recommended for Te Atatu Peninsula*
- 2. Since the capacity constraints have been understood (or since 2024 if no constraints have in fact been put in place): information about Watercare decisions on resource consents granted in Te Atatu Peninsula where more than 4 units are replacing one unit (e.g. 2 single dwellings being converted to 8 or more units, or one single dwelling being converted to 4 or more).*
- 3. Where permission has been granted, the reasons for granting this permission despite the "restricted capacity" zone, and reasons why the development should go ahead despite the "restricted capacity".*
- 4. Statistics on wastewater overflows in the network for Te Atatu Peninsula, and drinking water failures/ruptures. E.g. total count logged per month/year.*

Yours faithfully,

Our response

We provide our response below in the order of your request.

1. Timeline from when development constraints (if any) were recommended for Te Atatu Peninsula

The wastewater network capacity limitations for the Te Atatū Peninsula area were announced on 14 November 2024 via Watercare's network capacity map. An update to this was provided in June 2025, which set the classifications currently in place. An excerpt of the map below outlines the following:

- Eastern parts of the peninsula are an area with capacity, closely monitored (light green), meaning that while there is generally capacity in the bulk infrastructure servicing this area, Watercare is closely monitoring rate of growth and network performance. Some larger developments may be declined at resource consent stage, depending on the specific location and impact to our networks; and
- Northern and western parts of the peninsula are an areas with limited capacity (dark green), meaning developments of up to five additional standard houses – or developments with expected wastewater volumes equivalent to up to five standard homes – can go ahead. This approach has been taken to manage demand on the wastewater network and mitigate against sudden change in system performance.



Please refer to our [website](#) for more detailed information on the capacity situation in Te Atatū

2. Since the capacity constraints have been understood (or since 2024 if no constraints have in fact been put in place): information about Watercare decisions on resource consents granted in Te Atatu Peninsula where more than 4 units are replacing one unit (e.g. 2 single dwellings being converted to 8 or more units, or one single dwelling being converted to 4 or more).

The list of Resource Consent (RC) applications identified within the area is attached and it includes a search on our system (IPS) for all the RC applications recorded within the "Te Atatū Peninsula" area after 15 November 2024.

From the search outcome, we manually reviewed each application to confirm that it was located within the dark green restricted-capacity area. We then reviewed each application individually to determine:

- The status of the application;
- The number of Demand Equivalent Units (DEUs) proposed;
- Whether the proposal met the criteria outlined in the request; and
- The basis for Watercare's decision.

The results of this review are provided in the attached spreadsheet (**Attachment 1**).

Watercare is withholding, and has therefore redacted, some information contained within Attachment 1, because this is necessary to protect the privacy of natural persons under section 7(2)(a) of LGOIMA. In terms of section 7(1) of LGOIMA, we are satisfied that the withholding of this information is not outweighed by other considerations that would make it desirable, in the public interest, to make that information available.

3. Where permission has been granted, the reasons for granting this permission despite the "restricted capacity" zone, and reasons why the development should go ahead despite the "restricted capacity".

Three applications were identified that appear not to align with the current approach for managing development within this limited capacity area. These applications have been highlighted in yellow and red within the attached spreadsheet (attachment 1). A summary is provided below. Please refer to the "Observations" tab.:

- Ward Crescent (RC-280989): This application proposed 7 DUEs, replacing 1 existing DUE (a net increase of 6 DUEs). The application was originally declined but was then approved to honour a recent approval previously obtained through Network Capacity. Please note the conditions were different when this was originally approved. The Te Atatū area has since been updated to allow up to 5 connections as part of our latest network capacity update.
- Taikata Road (RC-280099): This application proposed 8 DUEs, replacing 1 existing DUE (a net increase of 7 DUEs). The application was approved based on the current scenario; the proposed development is not expected to significantly impact the local network. Accordingly, despite the proposal resulting in a net increase of 7 DUEs, the anticipated impact on the network was considered minimal, and approval was therefore granted.
- Gill Avenue (RC-260883): This application proposed 7 DUEs, replacing 1 existing DUE (a net increase of 6 DUEs). The application was approved because the proposed development is not expected to significantly impact the local network. Accordingly, despite the proposal resulting in a net increase of 6 DUEs, the anticipated impact on the network was considered minimal, and approval was therefore granted.

In addition, there were a small number of applications that were approved because, although the properties are physically located within the identified capacity-constrained area, their wastewater catchments discharge to an area where capacity remains available (light green). Examples include:

- Kervil Avenue (RC-285963)
- Clinton Avenue (RC-214815)

4. Statistics on wastewater overflows in the network for Te Atatu Peninsula, and drinking water failures / ruptures. E.g. total count logged per month/year.

The table below provides a summary of the total number of reactive, customer-raised faults (both small and large) for water raw jobs and wastewater raw jobs from 1 January 2024 to May 2026. This summary does not include any jobs that were cancelled but does include faults that Watercare investigated and determined to be private, related to the stormwater network or where no issues were identified.

Numbers of leaks

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2024	21	27	34	23	19	19	23	31	22	23	27	36	305
2025	23	23	20	22	10	25	26	22	10	13	10	13	217
2026 (Jan-May)	46	24	20	16	16								122

Numbers of overflows

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2024	1	1	2	2	3	1	2	2	0	4	3	7	28
2025	2	2	3	1	1	0	7	3	3	1	2	6	31
2026 (Jan-May)	9	2	2	1	3								17

Further options

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Yours sincerely

A handwritten signature in black ink, consisting of a series of fluid, connected strokes that form a stylized representation of the name Shane Lawton.

Shane Lawton
Head of Developer Services